

CONCEPT PLAN APPLICATION

| Parcel Identifie | er Number (PIN): | 9788-49-944 | 9 | | | | Date: | 13 Aug 2019 |
|------------------|------------------|---------------------|-----------|------------------------------|------------|---------|----------|-----------------------|
| Section A: Pr | oject Informa | tion | | | | | | |
| Project Name | e: 408 H | lillsborough Stree | t | | | | | |
| Property Add | ress: 408 F | lillsborough St., C | hapel HI | II, NC | | Zip Co | ode: 2 | 27514 |
| Use Groups (A | A, B, and/or C): | В | E | xisting Zoning District: | R-2 | | | |
| | The p | project will includ | e 4 deck | s each to be installed on an | existing 1 | .0,000 | SF apart | ment building. |
| Project Descr | iption: The p | project will also m | odify the | e curb and pavement at the | e two entr | ances, | restripe | parking spots and add |
| | a du | mpster area with | retaining | g wall. | | | | |
| Section B: Ap | oplicant, Owne | er and/or Cont | ract Pu | rchaser Information | | | | |
| | | | | | | | | |
| •• | • | hom correspond | | | | | | |
| Name: | | chle – Ballentine A | Associate | 2S PA | | | | |
| Address: | 221 Providence | | | | 7. 0 1 | | 27544 | |
| City: | Chapel Hill | | State: | NC | Zip Code | - | 27514 | |
| Phone: | (919) 489-4789 |) [| Email: | georger@bapa.eng.pro | | | | |
| The undersig | ned applicant h | ereby certifies tl | hat, to t | he best of his knowledge | e and beli | ef, all | informa | ation supplied with |
| - | on is true and a | • | | C C | | | | |
| Signature: | | 110 | | | Date: | 13 A | ug 2019 | |
| Our ou /Court | | | | | | | | |
| Owner/Conti | ract Purchaser I | nformation: | | | | | | |
| 🛛 Owner | | | | Contract Purcha | ser | | | |
| Name: | 408 The Hill, Ll | C - Ted Kairvs | | | | | | |
| Address: | 721 Mt Carme | | | | | | | |
| City: | Chapel Hill | | State: | NC | Zip Code | • | 27517 | |
| Phone: | (919) 929-5444 | | Email: | ted@kairysproperties.co | | - | | |
| i none. | (313) 323 311 | · | | | | | | |
| - | | | hat, to t | he best of his knowledge | e and beli | ef, all | informa | ation supplied with |
| | on is true and a | ccurate. | ~ | | Data | 42.4. | - 2010 | |
| Signature: | | Am | 1 | | Date: | 13 AI | ug 2019 | |
| | | 0 11 | | | | | | |



Concept Plan Project Fact Sheet

| | Site Description |
|--|---|
| Project Name | 408 Hillsborough Street |
| Address | 408 Hillsborough Street, Chapel Hill, NC 27514 |
| Property Description | +/-1.37 acres, 4 existing apartment buildings |
| Existing Land Use | Apartment Buildings |
| Proposed Land Use | Apartment Buildings |
| Orange County Parcel Identifier Numbers | 9788-49-9449 |
| Existing Zoning | R-2 |
| Proposed Zoning | OI-1 CZ |
| Application Process | HDC, SUP/Rezoning |
| Comprehensive Plan Elements | PFE, CPE, GA, GPNS, NOC, TGC |
| Overlay Districts | Historic Overlay District, Resource Conservation District |

| Торіс | Requirement | Proposal | Status |
|---|---------------------------------|----------|--------|
| Use/Density (<u>Sec 3.7</u>) | A / 4.0 units per acre | | |
| Dimensional Standards (<u>Sec. 3.8</u>) | Street:26'Interior:11'Solar:13' | | |
| Floor area (<u>Sec. 3.8</u>) | 0.93 | | |
| Modifications to Regulations (Sec. 4.5.6) | | | |
| Adequate Public Schools (Sec. 5.16) | | | |
| Inclusionary Zoning (Sec. 3.10) | | | |
| Landscape | | | |
| Buffer – North (<u>Sec. 5.6.2</u>) | 15' External, 10' Internal | | |
| Buffer – East (<u>Sec. 5.6.2</u>) | 15' External, 10' Internal | | |
| Buffer – South (<u>Sec. 5.6.2</u>) | 15' External, 10' Internal | | |
| Buffer - West | 20' External | | |

| TOWN OF CAPEL WILL |
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|---|--------------------------------|--|
| (<u>Sec. 5.6.2</u>) | | |
| Tree Canopy | 30% | |
| (<u>Sec. 5.7</u>) | | |
| Landscape | | |
| Standards | | |
| (<u>Sec. 5.9.6</u>) | | |
| Environment | | |
| Resource | | |
| Conservation | | |
| District (Sec. 3.6) | | |
| Erosion Control | | |
| (<u>Sec. 5.3.1</u>) | | |
| Steep Slopes (<u>Sec. 5.3.2</u>) | | |
| Stormwater | | |
| Management | | |
| (<u>Sec. 5.4</u>) | | |
| | | |
| Land Disturbance | | |
| Impervious | 0.50(GLA) = 0.76 acres | |
| Surface | | |
| (<u>Sec. 3.8</u>) | | |
| Solid Waste & | | |
| Recycling Jordan Riparian | | |
| Buffer (<u>Sec. 5.18</u>) | | |
| Access and Circu | ulation | |
| | | |
| Road Improvements | | |
| (<u>Sec. 5.8</u>) | | |
| Vehicular Access | | |
| | | |
| | | |
| (<u>Sec. 5.8</u>) | | |
| (<u>Sec. 5.8</u>) Bicycle Improvements | | |
| (<u>Sec. 5.8</u>) Bicycle Improvements (<u>Sec. 5.8</u>) | | |
| (Sec. 5.8) Bicycle Improvements (Sec. 5.8) Pedestrian | | |
| (Sec. 5.8) Bicycle Improvements (Sec. 5.8) Pedestrian Improvements | | |
| (Sec. 5.8) Bicycle Improvements (Sec. 5.8) Pedestrian Improvements (Sec. 5.8) | | |
| (Sec. 5.8) Bicycle Improvements (Sec. 5.8) Pedestrian Improvements (Sec. 5.8) Traffic Impact | | |
| (Sec. 5.8) Bicycle Improvements (Sec. 5.8) Pedestrian Improvements (Sec. 5.8) Traffic Impact Analysis | | |
| (Sec. 5.8) Bicycle Improvements (Sec. 5.8) Pedestrian Improvements (Sec. 5.8) Traffic Impact Analysis (Sec. 5.9) | | |
| (Sec. 5.8) Bicycle Improvements (Sec. 5.8) Pedestrian Improvements (Sec. 5.8) Traffic Impact Analysis | 1.4/Unit (Min) 1.75/Unit (Max) | |
| (Sec. 5.8) Bicycle Improvements (Sec. 5.8) Pedestrian Improvements (Sec. 5.8) Traffic Impact Analysis (Sec. 5.9) Vehicular Parking | 1.4/Unit (Min) 1.75/Unit (Max) | |
| (Sec. 5.8) Bicycle Improvements (Sec. 5.8) Pedestrian Improvements (Sec. 5.8) Traffic Impact Analysis (Sec. 5.9) Vehicular Parking (Sec. 5.9) Transit (Sec. 5.8) | 1.4/Unit (Min) 1.75/Unit (Max) | |
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| Fire | | |
|---|--------------------------|--|
| Site Improvements | | |
| Schools Adequate Public Facilities (<u>Sec. 5.16</u>) | | |
| Recreation Area (Sec. 5.5) | (0.025 X GLA) = 1,645 SF | |
| Lighting Plan (Sec. 5.11) | | |
| Homeowners Association (Sec. 4.6) | | |

| Symbol | Meaning | Symbol | Meaning |
|---------|----------------|--------|------------------------|
| \odot | Meets Standard | М | Modification necessary |
| NA | Not Applicable | UNK | Not known at this time |



Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

| Application fee (refer to fee schedule) | Amount Paid \$ | 380.00 | | |
|---|------------------------------|-----------------|--|--|
| Pre-application meeting – with appropriate staff | | | | |
| Digital Files - provide digital files of all plans and documents | | | | |
| Concept Project Fact Sheet | | | | |
| Statement of Compliance with Design Guidelines (1 copies) | | | | |
| Statement of Compliance with Comprehensive Plan (1 copies) | | | | |
| Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance) | | | | |
| Mailing list of owners of property within 1,000 feet perimeter of subject | property <u>(see GIS not</u> | ification tool) | | |
| Mailing fee for above mailing list | Amount Paid \$ | 226.00 | | |
| Developer's Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to: | | | | |
| Natural features of site | | | | |
| Access, circulation, and mitigation of traffic impacts | | | | |
| Arrangement and orientation of buildings | | | | |

- Natural vegetation and landscaping
- Impact on neighboring properties
- Erosion, sedimentation, and stormwater

| \checkmark |
|--------------|
| \checkmark |

Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals

Reduced Site Plan Set (reduced to 8.5"x11")

Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable